

PLANNING BOARD MEETING

TIPP CITY, MIAMI COUNTY, OHIO

November 13, 2007

Meeting

Chairman Michael McFarland called this meeting of the Tipp City Planning Board to order at 7:30 p.m.

Roll Call

Roll call showed the following Board members present: Mike McFarland, John Berbach, Robert Horrocks, and Mark Springer.

Others in attendance: City Planner/Zoning Administrator Matt Spring, Notary Kimberly Patterson, and Board Secretary Marilyn Fennell. Those signing the guest register included: Cindy Adkins, Catherine Wood, Michael Wood, Susan Rambeau, Don Holthaus, and Adam Blake. Nancy Bowman of the *Dayton Daily News* was also present.

Excuse Board Member
Absence

Mr. McFarland **moved to excuse Mr. Blake from the meeting.** Mr. Berbach seconded the motion. Motion passed 4-0.

Approval of Minutes

October 9, 2007

Meeting

**Items not on the
Agenda**

Mr. Springer **moved to approve the minutes of the October 9, 2007 meeting.** Mr. Horrocks seconded the motion. Motion carried 4-0.

There were no comments on items not on the agenda.

NEW BUSINESS

Deadline Dates

Chairman McFarland announced that the next regularly scheduled Planning Board meeting would be held Tuesday, December 11, 2007. Preliminary Plans, Final Plats and Site Plans must be submitted by 5:00 p.m. on November 19, 2007 and temporary sign requests for display over 30 days must be submitted by 5:00 p.m. on December 5, 2007.

Swearing in of those
giving testimony at
Public Hearing

Mr. McFarland asked notary, Kimberly Patterson to swear in those who wished to give testimony during the public hearing. Those people were sworn in.

St. John's MOMS
Group, 753 S. Hyatt
St.- Temporary Sign

Mr. Spring said the MOMS group of St. John's wished to erect a temporary sign, 5.8sq. ft. single-sided from November 15 to December 1, 2007, 17 days. The sign will advertise their Winter Bazaar and be constructed of poster board. It is to be placed \pm 19' from the eastern property line. Staff noted that other temporary signs had been approved for this location for this year, totaling 59 days. Due to the maximum 60 days allowed to be administratively approved, Planning Board must review this request. Mr. Spring said staff recommended approval with the sign to be removed by December 1, 2007.

Mr. McFarland **moved to approve the temporary sign for 753 S. Hyatt St. for display from November 15 to December 1, 2007 with the sign to be removed December 1, 2007.** Mr. Berbach seconded the motion. Motion passed 4-0.

Public Hearing: Paul
& Cynthia Adkins, 31
Wilhelm St.
IL 952- Zoning Map

Mr. McFarland **moved to open the public hearing.** Mr. Horrocks seconded the motion. Motion passed 4-0.

Mr. Spring explained that staff recommended a positive

Amendment

recommendation to Council for this rezoning request. The property lies in the I-2, General Industrial zoning district and they were requesting R-2, Urban Residential. The use of the property is currently residential and is non-conforming in that use is not a permitted or special use within the I-2 district. Non-conforming uses cannot be enlarged or increased and the owners wish to make an addition to their existing home. Code §154.136(D) prohibiting this expansion prompted this rezoning request.

The Comprehensive Master Development Plan, Planning Area #31 is primarily residential character but does contain two older industrial sites within the community along First Street and south of Elm Street. It is recommended to preserve as much as possible of the residential neighborhood. The adjacent zoning is North-I-2; South- R-2; East- I-2 and West- R-2.

Mr. Spring stated that in keeping with the existing surrounding residential zoning to the south and east, the existing residential use of the property, and the general recommendations of the CMPD regarding the preservation of residential neighborhoods reflected by the "Urban Medium Density Residential" zoning designation, staff recommends that Planning Board forward a positive recommendation regarding the requested zoning change from I-2 – General Industrial Zoning District to R-2 – Urban Residential Zoning District to City Council for the property located at 31 Wilhelm Street.

Mr. McFarland asked for further comments or questions. Mr. Adam Blake, 114 W. Main Street came forward and stated he owned properties to the south of this property and was in favor of the change. Mr. McFarland said this appeared to be a property that the zoning needed to be corrected from a previous designation.

Mr. McFarland **moved to close the public hearing.** Mr. Berbach seconded the motion. Motion passed 4-0. Mr. Springer asked if at some point in time, if the industrial site is sold to someone else, how they are made aware that they are up against a residential site. Mr. Spring said there would be setbacks and buffering required if the new industrial owner wished to expand.

Mr. Berbach **moved to recommend to City Council a zoning map amendment for 31 Wilhelm Street from I-2 (General Industrial) to R-2 (Urban Residential).** Mr. Springer seconded the motion. Motion passed 4-0.

Amendment to Agenda
Add Items H & I

Mr. Spring asked Mr. McFarland to amend the agenda, to add two items of New Business. Mr. McFarland **moved to add Item H, Menards for Chase Bank-Site Plan Review and Item I, City of Tipp City, Kyle Park Dog Park-Site Plan Review.** Mr. Springer seconded the motion. Motion carried 4-0.

Susan Rambeau, CPA,
120 W. Main St.-
Waive off-street
parking requirements

Mr. Spring said the applicant wishes to operate her CPA business and Agne Financial Services at the location of 120 W. Main St. Accounting and financial planning offices are a principal permitted use in the CC-Community Center District. Therefore, the only issue before Planning Board is the off-street parking requirements. Since the building was built around 1900 and the code was revised in 1993, the requirements are only required in the amount that exceeds the existing

use, (professional use to residential use).

Mr. Spring continued that the residential use requires two off-street spaces. The building is 1,396 sq. ft. and would require 9 spaces for the two offices. Therefore $9 - 2 = 7$ spaces are required for the new use. There is a 10' x 20' parking area and a detached single-car garage. The parking area is non-conforming and unstriped with the capacity for 2 vehicles at most. Code §154.051(D) indicates that the number of spaces shall be determined by Planning Board on a case-by-case basis and Planning Board may waive any and all such off-street parking and loading space requirements.

Mr. Spring continued with some additional notes:

- 1) If the Planning Board approves the waiver of the off-street parking requirements, the applicant will be required to obtain the required Change of Use Permit (already applied for by the applicant).
- 2) Staff notes that any signage for the establishment would require approval from the Restoration Board along with an approved sign permit.
- 3) The property is bounded on all sides by the CC/RA Community Center/Old Tippecanoe City Restoration and Historic District.

Mr. Spring said if the Planning Board wished to waive the parking requirements in accordance with Section §154.051(D) two motions are recommended:

1. That the Planning Board waive all off-street parking requirements for 120 W. Main Street for the operation of Sue Rambeau, CPA and Agne Financial Services.
2. That the Planning Board waives all off-street parking requirements for any future use of 120 W. Main Street which will not increase the intensity or use of this property as noted in this staff report. This second motion is recommended so as to provide administrative relief to the Planning Board for uses which would not increase the current parking requirements delineated in this staff report, and to expedite Change of Use permits for possible future tenants.

Mr. Berbach asked if there were any complaints from property owners in that area, as it does set between Mr. Blake's home and Tipp Cyclery. Mr. Spring said there have no complaints regarding parking downtown recently. Mr. Springer asked how many clients would be at the facility. Mr. Spring said Mrs. Rambeau could best answer that question.

Mrs. Rambeau came forward. She stated that one or two clients come at a time, mostly at tax season. Mr. Berbach asked if there is room for another vehicle. Mrs. Rambeau said a small one would be able to park. Mr. Berbach asked if there are persons parking on Main Street. Mr. Blake said he does.

Mr. Blake came forward, 114 W. Main Street, and stated that he has no problem with the change of use or parking at 120 W. Main. He said he is a member of the Downtown Partnership and they have been working hard to encourage businesses to locate in the downtown area. It will complement our downtown area and is a good use for the structure.

City of Tipp City, Fire
Chief Steve Kessler,
520 W. Main – Site
Plan modification of
parking lot

Mr. McFarland said in being consistent with other businesses that have come forward for the off-street parking requirement issues and in being supportive of businesses trying to move downtown, he **moved to waive the off-street parking requirements for the operation of Susan Rambeau, CPA and Agne Financial Services at 120 W. Main Street and that the Planning Board waive all off-street parking requirements for any future use of 120 W. Main Street which will not increase the intensity or use of this property as noted in this staff report for uses which would not increase the current parking requirements delineated in this staff report, and to expedite Change of Use permits for possible future tenants.** Mr. Berbach seconded the motion. Motion passed 4-0.

Mr. Spring said the City of Tipp City seeks approval for the removal of 4 trees from the site plan approved August 14, 2007 for the Tipp City Westside Fire Station. The requested removal allows for improved sight lines for the rapid egress of emergency vehicles. Mr. Spring said the original approval had been included due to Code §154.074(J)(2)(b)(1)(a) which states that “a strip of land at least 6 feet in depth located between the abutting right-of-way and the off-street parking area or other vehicular use area which is exposed to an abutting right-of-way shall be landscaped to include an average of 1 tree for each 50 linear feet or fraction thereof. Such trees shall be located between the abutting right-of-way and off- street parking area or other vehicular use area.”

Mr. Spring said staff recommended approval of the site plan revision with the following conditions:

1. Planning Board waives the requirements of Code §154.074(J)(2)(b)(1)(a) to allow for the elimination of the required tree plantings for the northern perimeter of the off-street parking area abutting West Main Street.
2. The City must obtain authorization/approval from the Planning Board for any proposed exterior modifications to the site **prior** to the construction/undertaking of any such proposed modifications.

Mr. Springer asked why this was not brought up at the time of the original site plan approval and would there be any further changes. Mr. Spring said it was not a question of the sight lines within the code, but a specific request by the Fire Chief. The site plan was promulgated through the City Engineer, although there was input conceptually by the fire crews. The trees were placed as a requirement by code. Mr. Berbach commented that it is a beautiful parking lot. Mr. Horrocks asked, they were medium to large trees, wouldn't there be room to see under them once they are grown.

Chief Kessler came forward and said as they sit in the fire trucks, personnel are 6-7' in the air. As one drives west, one is looking up the street and they would also interfere with the line of sight. Mr. Horrocks asked if only one tree could be removed. Chief Kessler said he has looked at it and the farther west his personnel can see going out the door, the safer it will be for all. The trucks that used to go thru the back alley to Hyatt Street will now go through the parking lot and out onto Main Street. Mr. Horrocks asked if there would be shorter shrubbery. Chief Kessler said he only wished to be able to see and if the Board wished to require shrubbery then they could do that. Mr. Spring stated there will be

John Caine, N. Hyatt St., Pt IL 1771- Replat with ROW dedication, Concept Sketch, Preliminary Plan, and Final Plat

a 6' privacy fence along the western perimeter. Mr. Berbach said if there is any risk at all then it would be best to remove the trees. Chief Kessler said he had been watching the firemen since the renovation and if there is potential major emergency it is enough to drive out and make sure the garage doors close. He said the farther they can see, the safer they are. Mr. McFarland the same is true for someone driving towards the station, so that they can see something is going on.

Mr. Berbach **moved to approve the site plan modification for the City of Tipp City Fire Station, the removal of 4 trees from the parking lot for the sake of safety and that any future modifications are to be approved by Planning Board.** Mr. Springer seconded the motion. Motion carried 4-0.

Mr. Spring said the applicant is requesting approval for a replat of said property on N. Hyatt Street. The Upper Room Worship Center received approval for a special use at last month's meeting for a special use for a church at this location. This replat would include the dedication of \pm 40' of right-of-way on N. Hyatt Street for the City and Ohio Public Works Commission reconstruction project planned for 2008. This project will include road widening (2 to 3 lanes), storm sewers, sidewalk on the eastern side, and infrastructure (sanitary sewer) improvements.

The proposed replat will include an existing 50' DP& L easement and an existing 20' utility easement on the northern property line, a 10' utility easement on the southern and western property lines and a 20' utility easement on the eastern property line. Miami County Tax Map Department has approved the proposed replat for accuracy.

Mr. Spring continued with the requirements of the Thoroughfare Plan and that this section of N. Hyatt Street is scheduled for 2008 for reconstruction. This eliminates the need for improvements by the applicant and the required surety. He read thru the thoroughfare construction requirements, required improvements, and the required guarantee. Staff noted the Planning Board had the prerogative to waive the above noted requirements per Code §155.132. Since this is a major subdivision, the fees should be \$500 for the Preliminary Plat and \$210 for the Final Plat. Since the property owner is donating ROW, the City is waiving all fees except for the \$75 minor subdivision fee, as recommended by City Engineer Vagedes.

Mr. Spring summarized his report by stating the proposed replat (with right-of-way dedication) is technically a major subdivision by Code, but based upon the planned and impending improvements in 2008 to North Hyatt Street adjacent to this parcel; the guarantee (§155.117(B)) and the construction of public improvements (155.107(D)) requirements should be waived. If approved by the Planning Board, City Council will need to accept the dedication of the additional 40' right-of-way by ordinance. The property owner shall be liable for their share of curb, gutter, and sidewalk which shall be installed by the City in 2008 and billed to the property owner, who will then have the option to have the this cost placed on the property taxes as an assessment over 10-years.

Based upon the staff report, staff recommends any approval of the replat (with right-of-way dedication, i.e. major subdivision) include the following conditions:

1. Planning Board approval of the Pre-application Sketch per §155.021.
2. Planning Board approval of the Preliminary Plat per §155.030.
3. Planning Board approval of the Final Plat per §155.047.
4. Planning Board waiver of the following:
 - a. A waiver of the requirements of Code §155.092(D) regarding official thoroughfare construction requirements for this replat (with right-of-way dedication)
 - b. A waiver of the requirements of Code §155.117(B) regarding the posting of surety for public improvements.
5. The applicant must obtain authorization/approval from the Planning Board for any proposed modifications to the approved site plan **prior** to the construction/undertaking of any such proposed modifications.

Mr. Springer asked the comparison of this case to the Kerr Road case and was the difference that there is a construction plan for N. Hyatt Street for 2008 already in place. Mr. Spring said that was correct as it was pre-planned that there are improvements to be made. The curb, gutter, and sidewalk will be assessed to the property owner. Mr. Berbach said each property is being treated the same as far as requirements. Mr. Spring said the major difference is that there was nothing planned for Kerr Road whereas there is a reconstruction project planned since 2004 for N. Hyatt Street. The City is going to do this project whether there is a replat or not. The ROW will already be dedicated for this piece of property. Mr. Springer said if it was not already planned then it would have been the same as the Kerr Road case. Mr. Spring said that was correct.

Mr. Berbach asked if the potential property owner was aware of the fees and assessments. Mr. Spring said they were notified and they also received a copy of the staff report for this evening. Mr. McFarland asked if they were going to build soon. Mr. Spring did not think they were. Mr. McFarland thought it would be nice for the drive approaches to be put in now rather than later. Mr. Spring said no plans had been received. Mr. Springer asked if these conditions would go with the land. Mr. Spring said if the sale did not go forward, the City would have to seek acquisition from Mr. Caine for the right-of-way at cost and we would move forward with the road improvements. Mr. McFarland asked for further comments. There were none.

Mr. Springer **moved to recommend to City Council for N. Hyatt St. Pt. Inlot 1771, a replat with right-of-way dedication with the 5 conditions listed in the staff report, along with approval of the Concept Sketch, Preliminary Plat, and Final Plat.** Mr. McFarland seconded the motion. Motion passed 4-0.

Paul MacCallum,
Horizon Surveying for
Tipp Machine & Tool,
211 S. First St.,
Inlots 101-106 &
vacated alleys - Replat

Mr. McFarland said he wished to recuse himself from this discussion and the vote as Tipp Machine and Tool is his employer. He handed the gavel to Mr. Horrocks.

Mr. Spring said the applicant is requesting replat approval for Inlots 101-106, vacated alley between 102-103, and vacated alley between 104-105 in conjunction with the pending sale of the property. The replat

Precision Strip, 315
Park Avenue, Pt. OL
63- Site Plan Review

will eliminate the old property lines and create two new single inlots of record being 0.943 acres in area and 0.393 acres in area. The Miami County Tax Map Department has approved the proposed replat for accuracy. The proposed inlots exceed the minimum requirements for lot area and width. Staff noted that the encroachment of the existing structure on the northern property line abutting E. Broadway Avenue is reflected on the replat map. Mr. Springer said staff recommends approval of the replat with the condition that the applicant must obtain authorization/approval from the Planning Board for any proposed modifications to the approved site plan prior to the construction/undertaking of any such proposed modifications.

Mr. Springer asked for information on the encroachment of the building on the sidewalk. Mr. Springer said the photo on the right showed this encroachment of 2' and he was not sure why it exists but it has been documented. A right of encroachment lease from City Council is being sought to allow this anomaly. This replat will create one new lot with a parking area for a potential buyer.

Mr. Springer **moved to approve the replat for 211 S. First Street, Inlots 101-106, vacated alley between Inlots 102-103 & vacated alley between Inlots 104 & 105 with the condition listed in the staff report for prior approval for any modification to site plan prior to construction/undertaking of improvement.** Mr. Horrocks seconded the motion. Motion passed 3-0.

Mr. Horrocks returned the gavel to Mr. McFarland

Mr. Springer said Precision Strip is seeking approval of a site plan for the renovation and expansion of the existing off-street parking area from 58 total spaces to 75 spaces. Staff noted that expansion had begun without Planning Board approval. Upon staff discovery, Precision Strip stopped work on the project and has cooperated with staff to bring forward this application.

The existing off-street parking area is nonconforming, with $\pm 9' \times 17'$ spaces rather than the required $10' \times 20'$ spaces. The proposed renovation would expand the impermeable parking lot surface (asphalt) to allow for 65 standard $10' \times 20'$ spaces and $10' \times 18'$ "compact" spaces. Code §154.074(l)(1) allows for 15% of the stalls to be "compact" ($8' \times 16'$) spaces. The applicant has proposed $\pm 13\%$ "compact spaces" ($10 \div 75 = 13.3 \approx 13$). Staff notes that Code requires that compact spaces shall be readily identified with individual signage abutting each space and/or painting of the pavement for each compact space "compact car only". The proposed drive aisles meet the required 24' width for two-way traffic.

Of the 75 total spaces, two (2) will be handicapped accessible. The handicapped accessible parking requirements are delineated in Code §154.076(A) which states that uses providing 50-99 parking spaces shall require two (2) handicapped accessible spaces. As noted above, the proposed parking area will provide two (2) total handicapped accessible parking spaces which meets the requirements of Code §154.076(A).

Per Code §154.078(F)(3), light manufacturing establishments such as Precision Strip shall provide one (1) space for each employee on

the largest work shift, plus one (1) space for every 10,000 square feet of floor area, plus one (1) space for every company vehicle stored on the premises. Precision Strip employees 45 employees on the largest work shift, contains 282,500 square feet of floor area, and stores 2 vehicles on the premises. Therefore, Precision Strip requires 75 total off-street parking spaces ($45 + 28 + 2 = 75$). The proposed site plan provides 75 total spaces, therefore meeting the requirements of Code.

Staff notes that the existing site provided the required interior parking lot landscaping, landscaping adjacent to a public right-of-way, and landscaping adjacent to interior property lines per Codes §154.074(J)(2)(b)(3)(a), §154.074(J)(2)(b)(1)(a), and §154.074(J)(2)(b)(2)(c) respectively. Therefore, these required landscaping elements do not require Planning Board site plan review this evening.

In accordance with Code §154.061(O)(6)(b), lot lighting was originally approved by the Planning Board on November 18, 2003. Staff notes that this approval included a photometric diagram indicating the minimum 2 lumens average over the off-street parking area (existing and proposed). However, two (2) of the approved lighting fixtures have never been installed (one (1) pole mounted fixture & one (1) wall pack). Staff notes that installation of these lighting fixtures shall be a required condition of any Planning Board site plan approval this evening.

The existing detention basin was reconfigured and approved by the Planning Board on November 18, 2003 in conjunction with a site plan review that also included the installation of driveways on the southeast and north sides of the building, the installation of an overhead door on the building, and the installation of required lot lighting fixtures.

A specific requirement of the November 18, 2003 approval was:
Prior to the final acceptance of the project by the City of Tipp City, the detention basin, its pipes, and appurtenances are to be as-built and a certification by the engineer is to be provided to the City stating the detention basin was constructed in accordance with the design and will operate in conformance with the City of Tipp City rules and regulations.

Staff notes two issues:

1. Precision Strip did not provide the above noted required "as-built" detention basin certification as required by the 2003 approval.
2. The work on the current "proposed" off-street parking lot renovation/expansion has encroached into the existing detention basin through the placement of fill into the basin.

Accordingly, it will be essential for the applicant to provide an updated detention basin certification to include the "proposed" expansion of impermeable surface area, as well as the encroachment into the basin. If the certification of detention basin indicates that the existing basin is undersized, it will be necessary for the applicant to modify the basin accordingly, and provide an updated certification to the City Engineer, subject to approval.

The applicant also requests Planning Board Site Plan approval for the installation of a 9' x 18' (162 sq. ft.) concrete patio addition abutting

the south central portion of the building.

Staff recommends any approval of the proposed site plan should include the following conditions:

1. The applicant shall provide to the City by no later than December 31, 2007 an "as-built" certification of the existing on-site detention basin. Said certification shall be by a Professional Engineer or Surveyor, and be subject to the approval of the Tipp City Engineer. Based upon the results of this certification; by May 31, 2008, the applicant shall modify the existing detention basin to meet the minimum storm water detention/retention requirements of Code as required, and recertify as delineated above.
2. The two (2) uninstalled lighting fixtures previously approved by the Planning Board on November 18, 2003 shall be installed by December 31, 2007.
3. All compact spaces shall be readily identified with individual signage abutting each space and/or painting of the pavement for each compact space "compact car only."
4. The applicant must obtain authorization/approval from the Planning Board for any proposed other exterior modifications to the site prior to the construction/undertaking of any such proposed modifications

Mr. Springer said the original plan was approved in 2003; what is follow-up on such projects so that these items are not missed. Mr. Spring said he keeps a tickler list of outstanding projects and Final Certificates of Occupancy are not permitted until all items are completed. This original approval was prior to his tenure and also during a time when there was not a City Planner or was about to leave. This one seemed to slip through the cracks.

Mr. Berbach asked Mr. Holthaus of Precision Strip to come forward. He asked if Precision Strip can meet the conditions listed; will the lights be put up, the as-built for the detention area. Mr. Holthaus said Bascon was the previous contractor and he had been unaware that there were criteria left undone. The lights have been ordered and should be taken care of in 1 week to 10 days. He said he felt Precision Strip has tried to be a good neighbor.

Mr. Springer **moved to accept the site plan as presented for 315 Park Avenue with the four noted conditions from the staff report.** Mr. Horrocks seconded the motion. Motion passed 4-0.

Menard's for Chase
Bank, 1281 W. Main
Street- Site Plan
Review

Mr. Spring stated Chase Bank requests review and approval for the relocation of their southwestern ingress/egress driveway in conjunction with the construction of Menards Commercial Park Subdivision. Menards will be making all the improvements. The commercial park construction requires construction of Kinna Drive and will require Chase Bank's ingress/egress to be relocated.

The existing ingress/egress onto W. Main St. has been removed and needs to be replaced with a three-lane ingress/egress approach on the northwest corner of the property onto Kinna Drive. It will incorporate a single enter lane along with a right-hand exit land and a left-hand exit lane. It will also incorporate the required 4' wide sidewalk, driveway

approach, ADA ramp, and landscaping along Kinna Drive. There will be four Red Maple trees and 44 taxus bushes.

Mr. Spring continued that the four lane drive-thru traffic pattern exits to the west. Therefore traffic will enter the new ingress and bear south around the bank. A new barrier curb will be installed on the western side of this existing driveway. Signage and pavement markings are proposed indicating "do not enter" and direction of travel. Within 1-2 days, the City anticipates receiving the approved highway/utility easement from Chase Bank for the required additional $\pm 5'$ on the east side of Kinna Drive additional area needed to facilitate the traffic signal at Kinna Drive and W. Main Street.

City Engineer assistant Ted Rusen has indicated that storm water detention/retention is not required for this project due to the insignificant change in impermeable surface area for the subject property area.

Mr. Spring said staff does recommend approval of the site plan with the following conditions:

1. That the original easement must be provided by Chase Bank to the City for this approval to be in effect.
2. The applicant must obtain authorization/approval from the Planning Board for any proposed modifications to the approved site plan **prior** to the construction/undertaking of any such proposed modifications.

Mr. Spring apologized that this was not on the original agenda. The Menards Subdivision is going in very rapidly and this has been before Chase Bank for quite a few months and it is now to the point where they can approve it. The construction is essentially ready to happen. Mr. McFarland said he did notice that the curbing has been poured on the west side. There was discussion on the placement of the ingress/egress and the entrance on Main Street. The highway easement is required in order for Kinna Drive to maintain the appropriate width. Mr. Spring said for the appropriate circulation pattern, that ingress/egress had to be moved northerly on Kinna Drive to create a safe ingress/egress for the bank.

Mr. McFarland asked for further questions. There were none. Mr. Horrocks **moved to approve the site plan modification for Chase Bank, 1281 W. Main Street with the 2 conditions listed in the staff report.** Mr. Berbach seconded the motion. Motion carried 4-0.

City of Tipp City, Kyle
Park Dog Park, 500 S.
Tipp-Canal Road, Inlot
2451 & Pt IL 2450- Site
Plan Review

Mr. Spring said the City wishes to erect 1,340 lin. ft. of fencing for the new dog park. The fencing will be 6' in height, vinyl coated, chain link. It will provide a 15' x 15' area with two 5' entrance gates. It will be east of the baseball quads approximately 1300' from the northern property line, 700' from the southern property line, 4300' from the eastern property line and 2500' from the western property line. The original plan showed a park at the south side of the quads with a shelter and a picnic table but that is not part of this site plan review. The Parks Board recommended this new site, to the east of the baseball quads.

Staff recommends approval of the fencing with the following conditions:

1. The City must obtain authorization/approval from the Planning

Board for any proposed modifications to the approved site plan prior to the construction/undertaking of any such proposed modifications.

Mr. Horrocks asked about shrubbery that was shown on the original site. Mr. Spring did not know of any plantings for this new site. Mr. Berbach asked if the park was being constructed with strictly donations. Mr. Spring said there is grant money and donations. Mr. Horrocks asked again about the shrubs. Mr. Spring said the money available is being used for the fencing. Mr. Springer commented on the slope of the site, approximately 4ft. Mr. Spring said the fencing will slope with the land. Mr. McFarland asked if the City wanted to install this before year's end. Mr. Spring said it is scheduled to be erected Friday or first of next week and had just heard it about it this afternoon.

Mr. Berbach **moved to approve the site plan for the Tipp City Dog Park**. Mr. Springer seconded the motion. Motion passed 4-0.

Old Business

There was no Old Business to discuss.

Miscellaneous

City Council Reports:
October 15, 2007- Mr. Berbach
November 5, 2007- Mr. Blake

Mr. Berbach reported that there was a zoning map amendment for 1330 E. Evanston which was approved 7-0. There was acceptance of a donation from the Tipp City Veterinary Clinic for the Dog Park.

Mr. McFarland reported for Mr. Blake; the Council accepted the 2008-2012 for the Capital Improvement Plan. Mr. McFarland also said he had attended the workshop for the Plan.

Board member
comments

Mr. Spring told the Board that the 21st. Miami Valley Planning and Zoning Workshop at Sinclair Community College will be held December 7, 2007. If any Board member wishes to attend, the agenda has been e-mailed to all and Mrs. Fennell can make reservations for any whom wish to attend.

Mr. Berbach complimented the City on the Veteran's Memorial Park.

Mr. Horrocks commented that the City has removed landscaping from 2 projects that the Board reviewed this evening. He felt the City should be a leader to maintain our standards on screening.

Mr. Springer asked if there has been any word from the MVRPC regarding the regional planning. Mr. Spring said he would check with Mr. Vath on that matter. He also added he would check again with Mr. Vagedes regarding bushes at the Dog Park. They could still be in the plan.

Mr. McFarland reminded members whose terms expire this year, that they should submit their applications for reinstatement if they so desire. He also thanked all who voted in the latest election. He will be on the Board another year and he plans to run for Council election in the future. He thanked all for their support.

Adjournment

There being no further business for discussion, Mr. Horrocks **moved that the meeting be adjourned**. Mr. Springer seconded the motion. The motion unanimously carried. Chairman McFarland declared

the meeting adjourned at 8:46 pm.

Michael McFarland, Planning Board Chairman

Attest: _____
Marilyn Fennell, Board Secretary